

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 042871

2017 JUL 13 AM 8:40

MICHAEL B. BROWN  
RECORDER

4

After Recording Return To:  
Novare National Settlement Service  
25400 US Highway 19 North, Suite 263  
Clearwater, FL 33763



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PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER:

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SPECIAL WARRANTY DEED

JPMorgan Chase Bank, National Association, whose mailing address is 3415 Vision Drive, Columbus, OH 43219, hereinafter Grantor, for \$40,500.00 (Forty Thousand Five Hundred Dollars and Zero Cents), in consideration paid, conveys and specially warrants to Indiana Land Trust Company, as Trustee under the provisions of the Trust Agreement Dated October 1, 2016 and known as Trust No. 120272, 9800 Connecticut Dr, Suite B2-900, Crown Point, IN 46307, hereinafter Grantee, the real property described on Exhibit A and known as 13431 Arizona Street, Crown Point, IN 46307, and Grantor shall warrant and defend title to the same unto the Grantee against every person lawfully claiming or to claim the whole or any part thereof by, through or under the Grantor, but not otherwise.

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Prior instrument reference: 2017 019716

DB1/67126091.5

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 12 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

025488

AMOUNT \$ 25-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 110902  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON - COM \_\_\_\_\_  
CLERK AM

E

Executed by the undersigned on June 13, 2017:

GRANTOR:

**JPMorgan Chase Bank, National Association**

By: Kathy J. Cams

Name: Kathy J Cams  
Title: Vice President

6-13-17

STATE OF Ohio  
COUNTY OF Franklin

**Document is NOT OFFICIAL!**

The foregoing instrument was acknowledged before me on 13 June, 2017 by Kathy J Cams, Vice President on behalf of JPMorgan Chase Bank, National Association, who is personally known to me or has produced [redacted] as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

**This Document is the property of the Lake County Recorder!**

Stephanie L. Fullen  
Notary Public **Stephanie L. Fullen**

**I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.**

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

Send tax statements to Grantee at: 9800 Connecticut Dr, Suite B2-900, Crown Point, IN 46307



**Exhibit A**  
**Legal Description**

**PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER THEREOF; THENCE NORTH, ON THE WEST LINE, A DISTANCE OF 125 FEET; THENCE EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 348.78 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 125 FEET; THENCE WEST, ON THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, A DISTANCE OF 348.78 FEET TO THE PLACE OF BEGINNING.**

**PARCEL NO. 45-16-25-200-005.000-044**

**COMMONLY KNOWN AS 13431 ARIZONA STREET, CROWN POINT, INDIANA 46307 (HEREAFTER REFERRED TO AS "REAL ESTATE").**



**Exhibit B**  
**Permitted Encumbrances**

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

